

**BOROUGH OF BEACH HAVEN**  
**LAND USE BOARD MEETING**  
**300 Engleside Avenue**  
**Beach Haven NJ 08008**  
Monday, June 6<sup>th</sup>, 2022 6:00 PM  
**Zoom Meeting ID: 842 9169 8629**

(THE CHAIRWOMAN HAS THE RIGHT TO CHANGE THE ORDER OF THE MEETING)

**FLAG SALUTE**

**SUNSHINE LAW** Pursuant to the New Jersey Open Public Meetings Act adequate notice of this meeting has been provided by posting on the bulletin board in the entrance hall of the Beach Haven Municipal Building and mailing the same to the Beach Haven Times and the Asbury Park Press.

*This meeting is a judicial proceeding. Any questions or comments must be limited to issues that are relevant to what the board may legally consider in reaching a decision for each individual application. Decorum appropriate to a judicial hearing must be maintained at all times*

**ROLL CALL**

Mrs. Edels, Class IV \_\_\_\_

Mr. Horensky, Class IV \_\_\_\_

Mrs. Lenhard, Class IV \_\_\_\_

Mr. Muha, Class IV \_\_\_\_

Mr. Pisano, Class IV \_\_\_\_

Mr. Stevens, Class IV \_\_\_\_

Mrs. Baxter, Class I \_\_\_\_

Mr. Medel, Class II \_\_\_\_

Mrs. Baumiller, Class III \_\_\_\_

Mr. Genna, Alt. 1 \_\_\_\_

Mr. Tinquist, Alt. 2 \_\_\_\_

Mr. Balbo, Alt. 3 \_\_\_\_

Mr. Loffredo, Alt. 4 \_\_\_\_

**NEW BUSINESS:**

**APPROVAL OF MINUTES:** May 2nd, 2022 Minutes

**APPROVAL OF BILLS:** June 2022 Bills

**ESCROW RETRUN REQUESTS:**

- Application 500 S. Atlantic Ave.
  - Requests \$183.68 to be returned.

**THREE PERSON REVIEW:**

- **LBI Surf Guru** was approved to run a surf school operated from Schooner's Warf Cart #1.

**OLD BUSINESS:**

- **RESOLUTION #2022-02 Polascak- 229 Eleventh St. Unit C – Block: 208 Lot: 17**
- **RESOLUTION #2022-10 Fryer Sidewalk Waiver – 1920 Virginia Ave. – Block: 1 Lot: 31.02**

### **PUBLIC HEARING:**

#### **APPLICATION #2022-07 Dock and Claw Clam Bar- 506 Centre St. – Block: 142 Lot: 4**

The Applicant proposes an outdoor seating area. The proposed seating area consists of four picnic tables with umbrellas, two high top tables and benches in the front yard. Additionally, the Applicant seeks a variance for off street parking and lot area.

#### **APPLICATION #2022-08 LBI Beach Condos, LLC– 108 – 110 N. Bay Ave. – Block: 150 Lots: 3, 4 & 5**

The Applicant proposes to consolidate three lots into one and seeks preliminary and final major site plan approval to demolish the existing structures and construct a new three-story structure. The proposed building consists of two commercial uses on the first floor and four residential units on the upper two floors. The Applicant is seeking a use variance for density, having proposed four residential units where one is permitted. In addition, the Applicant seeks a bulk variance for parking and any other variance that may be required.

#### **APPLICATION #2022-11 Polly’s Dock – 112 N. West Ave. – Block: 141 Lot: 3 & 3.01**

The Applicant is proposing to modify a condition in Resolution 2020-05 which includes docking of boats on the north side of the north dock. In addition, the Applicant is seeking variances for any other site conditions, variances or waivers deemed necessary.

### **ADJOURNMENT**